

# FERNWOOD LOGISTICS PARK

# FOR SALE/TO LET

Fernwood / Newark / Nottinghamshire / NG24 3NG



**Build to Suit Industrial/warehouse/logistics  
Immediately adjacent to the A1**

- Industrial/Warehouse/Logistics
- Planning Allocation for up to 750,000 sq.ft
- 33 Acres
- Fronting the A1 with north and southbound access
- Adjacent to the established Fernwood Business Park with amenity inc. Pub, Gym, Drive-Thru, Food Store
- Excellent drive time and labour demographics
- Freehold & Leasehold options available

A development by Newholme Developments



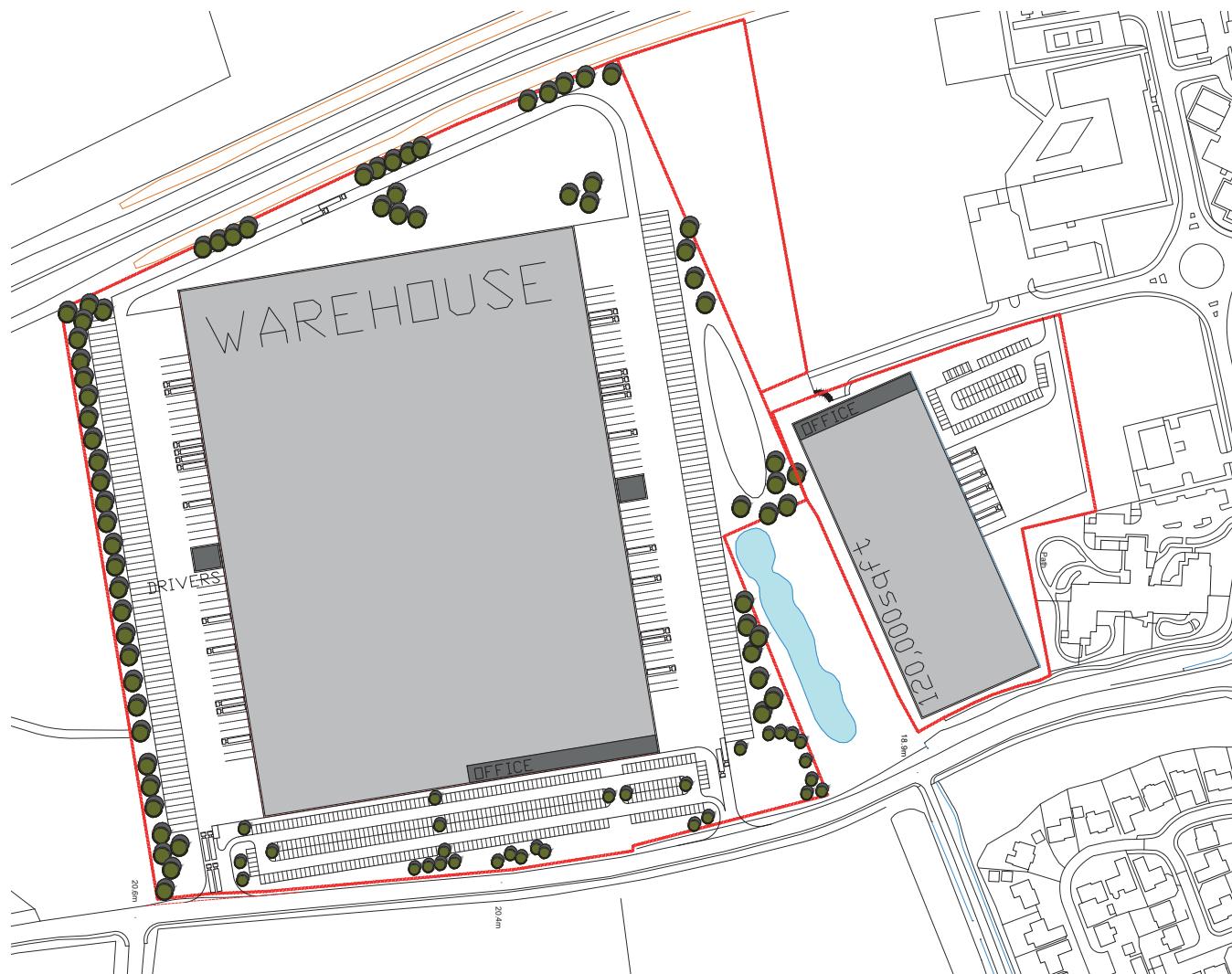


## 1 UNIT SCHEME

675,000 sq.ft.

## FERNWOOD LOGISTICS PARK

- A dedicated Industrial & Logistics Park
- Planning allocation for up to 750,000 sq.ft.
- High Sustainability Credentials
- At the heart of the nation's supply chain with immediate access to A1 north and southbound & A46 via Middlebeck Link Road
- Adjacent to the established Fernwood Business Park & in close proximity to Newark Services
- Very strong labour pull with Fernwood & Middlebeck urban extensions on the doorstep, these combined delivering over 6,000 houses. The wider Newark & Sherwood population c.123,000 people. Both complimented by excellent wider commute drive-time labour demographics.



## OPTION THREE

690,000sqft

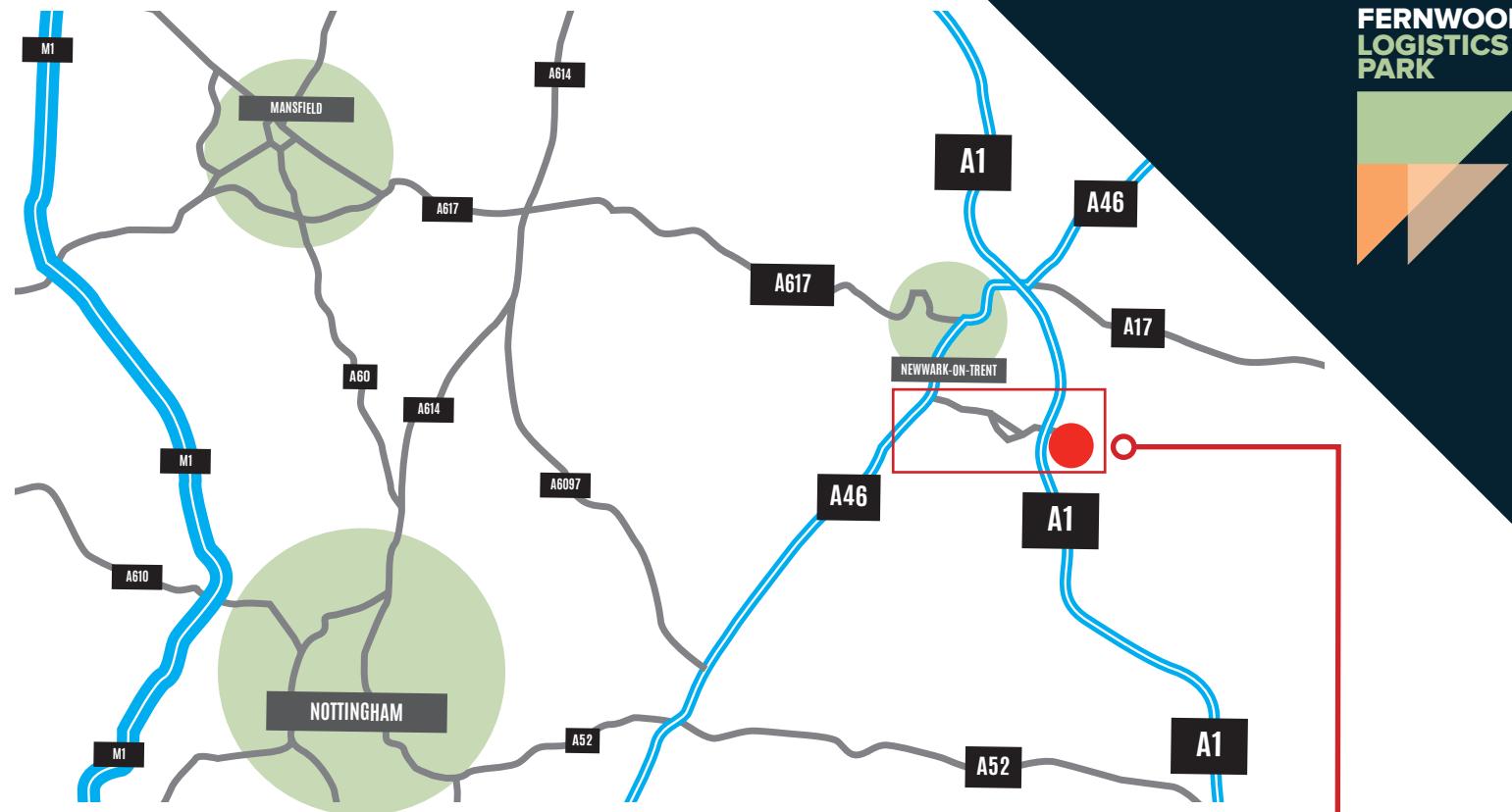
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## LOCATION

Fernwood Business Park is located adjacent to the A1 and its junction with the Great North Road (B6326) offering immediate north and south bound access and 2 miles south of Newark town centre.

**FERNWOOD  
LOGISTICS  
PARK**



## LABOUR

- Fernwood is part of a major urban extension to Newark that will ultimately deliver c.3,200 houses, along with complimentary retail and amenity, under construction and now well established.
- The nearby Middlebeck urban extension to Newark has also now commenced construction and will ultimately deliver c.3,150 houses alongside the Newark Southern Relief Road, opening summer 2026. This further improving the connectivity of the scheme and offering a new link to the A46.
- Newark on Trent has a population of c.30,000 people and the wider Newark & Sherwood District c.123,000 people
- Cumulatively, Fernwood benefiting from extensive labour and population catchment on its doorstep.

## TRANSPORT LINKS

Fernwood is situated adjacent to the A1 with both immediate north and southbound access.

Strategically located, Fernwood is well located to access the regions key road links, including A1, A46, A17, A52 and onwards to the M18/M62 to the north and A14/M11 to the south.

Newark town centre is within a 5-10 minute drive to Fernwood offering widespread retail and amenity.

## PLANNING

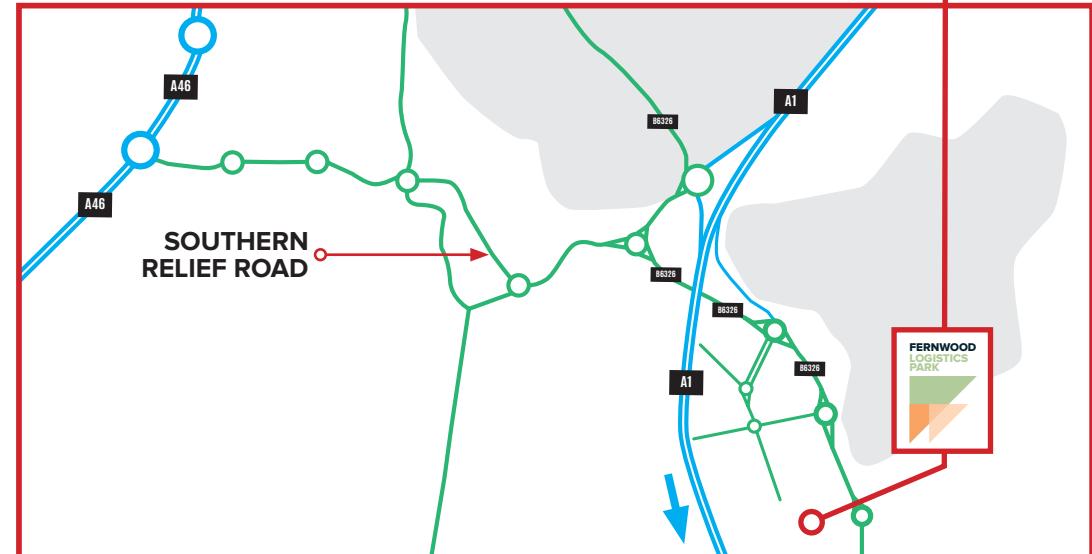
Fernwood Logistics Park is available on a STP basis.

## BUILD TO SUIT

Buildings can be constructed to occupiers' requirements with a planning allocation for up to 750,000 sq.ft. Leasehold and other terms.

## LAND FOR SALE

Opportunities to purchase individual plots.



**FURTHER TERMS & AVAILABILITY**  
Contact the agents:



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A Development by



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